

IN RE: PETITION FOR ZONING VARIANCE  
E/S Greenspring Avenue, 1800' S of the c/l of Old Court Road  
3rd Election District  
2nd Councilmanic District  
Diversified-Greenspring Avenue  
Limited Partnership -  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-225-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit building separations of 25 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for Lots 30, 35, 36, 41, 42, 46, 47, 55, 56, 74, 75, 80, 81, 86, 87, 92, 93, 99, 100, 106, 107, 112, 113, 121, 122, 127, 128, 132, 133, 138, 139, 145, 146, 152, 153, 159, 160, 167, 168, 176, 177, and 184 of "Greenspring East, Section 2" (42 lots), and to permit building separations of 22 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for Lots 62, 63, 68 and 69 of "Greenspring East, Section 2" (4 lots), as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Ellwood A. Sinsky, Vice President, D.I.A. Greenspring Avenue, Inc., a General Partner, and Mark Arisman, Production Manager, Ryland Homes, appeared, testified, and were represented by Robert A. McFarland, Esquire. Also appearing on behalf of the Petition was Sam Shockley with Development Engineering Consultants, Inc. There were no Protestants.

Testimony indicated that the subject property, split zoned D.R. 1, and 3.5, consists of approximately 36.5 acres and is located off of Greenspring Avenue in the vicinity of Sugarcone Road. The property is the

site of the proposed Greenspring East, Section 2 subdivision which is to be developed into 155 townhomes. Messrs. Sinsky and Arisman testified that due to the architectural modifications of the roof structures of the proposed homes, a higher pitched roof has been developed which will result in building heights of between 25 and 30 feet. Mr. Shockley testified since filing the instant Petition, Petitioners have worked to modify the development so fewer variances are necessitated and to show Petitioners' good faith in its efforts to meet the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.). Testimony indicated as a result of their efforts, variances will now only be necessary for Lots 35, 36, 41, 42, 80, 81, 86, 87, 92, 93, 106, 107, 127, 128, 132, 133, 145, 146, 152, 153, 159 and 160. Testimony indicated in many instances, setbacks provided will be closer to the required 30-foot side yard setbacks. Petitioners indicated the proposed townhomes are from their "Executive Series" and are compatible with the neighborhood and meet present marketing demands. Petitioners argued that the granting of the variance will not result in any detriment to the health, safety or general welfare of the public and in fact will be an economic benefit to this development and adjoining communities. Further, Petitioners argued that a denial of the variance will result in practical hardship.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty, an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: #120  
89-225-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801-2-1 to permit bldg. separation of 25 ft. in lieu of the required 30 ft. for building heights between 25 and 30 ft. for "Greenspring East-Section 2" (Lots #30, 35, 36, 41, 42, 46, 47, 55, 56, 74, 75, 80, 81, 86, 87, 92, 93, 99, 100, 106, 107, 112, 113, 121, 122, 127, 128, 132, 133, 138, 139, 145, 146, 152, 153, 159, 160, 167, 168, 176, 177, 184) (Total=42 lots) and 1801-2-1 to permit bldg. separation of 22 ft. in lieu of the required 30 ft. for building heights between 25 and 30 ft. for "Greenspring East-Section 2" (Lots # 62, 63, 68, 69) (Total=4 lots). The undersigned, legal owner(s) of the property situate in Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1) Smaller end units would be incompatible with interior townhouses.
- 2) Height reduction for townhouses would be impractical for builder. Maximum unit height is 29.25 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
THE RYLAND GROUP, INC.  
BALTIMORE DIVISION  
(Type or Print Name)  
Signature: MICHAEL W. BROUSSEAU, V.P.  
DIVISION MANAGER  
1300 YORK RD., SUITE 110  
Address  
LUTHERVILLE, MD 21093 (301) 823-5311  
City and State

Attorney for Petitioner:  
POWER AND MOSNER  
(Type or Print Name)  
Signature: THOMAS J. BOLINA  
21 W. SUSQUEHANNA AVENUE  
Address  
TOWSON, MD 21204  
City and State  
Attorney's Telephone No.: (301) 823-1250

Legal Owner(s):  
DIVERSIFIED-GREENSPRING AVE. LTD. PARTNERSHIP  
GEN'L PARTNER: D.I.A. GREENSPRING AVE., INC.  
(Type or Print Name)  
Signature: ELLWOOD SINSKY, V.P.  
(Type or Print Name)

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
STEVEN L. FADER  
DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
Name  
6603 YORK ROAD  
BALTIMORE, MD 21212 (301) 377-2600  
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of December, 1988, at 9 o'clock A.M.

(over)

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of March, 1989 that the Petition for Zoning Variance to permit building separations of 25 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for Lots 35, 36, 41, 42, 80, 81, 86, 87, 92, 93, 106, 107, 127, 128, 132, 133, 145, 146, 152, 153, 159, 160 of "Greenspring East, Section 2" (22 lots), and to permit building separations of 22 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for Lots 62, 63, 68 and 69 of Greenspring East, Section 2, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the

30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioners shall not request any other front, rear, and/or side variances for this development, including, but not limited to, the area marked "For Future Development 5.204 Ac.±."

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order and provide any additional information which may be requested by the Zoning Commissioner's Office, including, but not limited to, the density calculations permitted and proposed for Greenspring East; and,

IT IS FURTHER ORDERED that the variances to permit building separations of 25 feet in lieu of the required 30 feet for building heights between 25 and 30 feet for Lots 30, 46, 47, 55, 56, 74, 75, 99, 100, 112, 113, 121, 122, 138, 139, 167, 168, 176, 177 and 184, be and are hereby DENIED, as Petitioner's testimony indicated said variances were no longer necessary.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3333  
J. Robert Haines  
Zoning Commissioner

March 31, 1989

Robert A. McFarland, Esquire  
21 W. Susquehanna Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
E/S Greenspring Avenue, 1800' S of the c/l of Old Court Road  
3rd Election District - 2nd Councilmanic District  
Diversified-Greenspring Avenue Ltd. Partnership - Petitioners  
Case No. 89-225-A

Dear Mr. McFarland:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: People's Counsel  
File

Development Engineering Consultants, Inc.  
Site Engineers & Surveyors

DESCRIPTION TO ACCOMPANY  
ZONING VARIANCE REQUEST

OUTLINE DESCRIPTION OF SECTION 2 GREENSPRING EAST (TOWNHOUSE PORTION ONLY) LOCATED IN THE THIRD ELECTION DISTRICT OF BALTIMORE COUNTY.

Beginning for the same at a point on the Easterly right-of-way line of Greenspring Avenue (80 feet wide); said point being the Southwestern-most corner of Section 2, thence running for the following 18 courses and distances viz:

- (1) North 03 degrees 50 minutes 35 seconds West, 59.55 feet; (2) Along a curve to the right having a radius of 7581.97 feet for a length of 608.50 feet; (3) North 00 degrees 45 minutes 19 seconds East, 272.79 feet; (4) South 44 degrees 14 minutes 41 seconds East, 14.14 feet; (5) South 89 degrees 14 minutes 41 seconds East, 289.79 feet; (6) Along a curve to the right having a radius of 575.00 feet for a length of 105.32 feet; (7) South 78 degrees 45 minutes 00 seconds East, 101.75 feet; (8) Along a curve to the left having a radius of 575.00 feet for a length of 130.49 feet; (9) North 03 degrees 21 minutes 36 seconds West, 181.78 feet; (10) North 77 degrees 23 minutes 53 seconds East, 273.88 feet; (11) North 67 degrees 06 minutes 42 seconds East, 117.41 feet; (12) North 68 degrees 16 minutes 48 seconds East, 97.24 feet; (13) South 13 degrees 27 minutes 31 seconds East, 125.00 feet; (14) North 84 degrees 25 minutes 22 seconds East, 480.30 feet; (15) South 48 degrees 33 minutes 45 seconds East, 652.00 feet; (16)

6603 York Road Baltimore, Maryland 21212 (301) 377-2600



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: November 16, 1988  
Posted for: Variances  
Petitioner: Diversified Cradock Estates Ltd. Partnership  
Location of property: E/S Greenspring Avenue, 1800' S of Old Court Road  
Location of Sign: East side of Greenspring Avenue, opposite 1800' South of Old Court Road  
Remarks: See map  
Posted by: J. Robert Haines Date of return: November 25, 1988  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., November 18, 1988  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 17, 1988

THE OWINGS MILLS TIMES  
THE JEFFERSONIAN,  
S. Zake Wilson  
Publisher

PO 05845  
reg H20444  
case 89-225-A  
price \$75.90

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

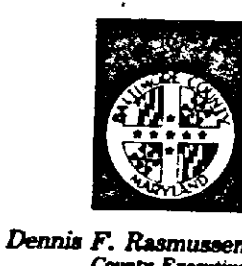
J. Robert Haines  
Zoning Commissioner

\*IF PHASE II OF SNOW EMERGENCY PLAN IS IN EFFECT  
ON THIS DATE, CASE WILL BE RESCHEDULED. CALL  
494-3391 or 887-3391 TO CONFIRM DATE.

Date: 12/8/88

Thomas J. Dolina, Esq.  
POWER AND MOORE  
21 W. Susquehanna Avenue  
Towson, Maryland 21204

Re: Petition for Zoning Variance  
CASE NUMBER: 89-225-A  
E/S Greenspring Avenue, 1800' S of Old Court Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Diversified Cradock Estates Limited Partnership  
Contract Purchaser(s): The Ryland Group, Inc.  
HEARING SCHEDULED: WEDNESDAY, DECEMBER 14, 1988 at 9:00 a.m.



Dear Mr. Dolina:

Please be advised that \$90.90 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED  
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign and post set(s) to the Office, County Office minutes before

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 059682  
DATE 12/14/88 ACCOUNT R-01-615-000  
AMOUNT \$ 90.90  
RECEIVED FROM Ryland Group  
FOR Posting - 12/14/88 hearing  
B 89-225-A

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

J. Robert Haines  
Zoning Commissioner

October 13, 1988

**NOTICE OF HEARING**

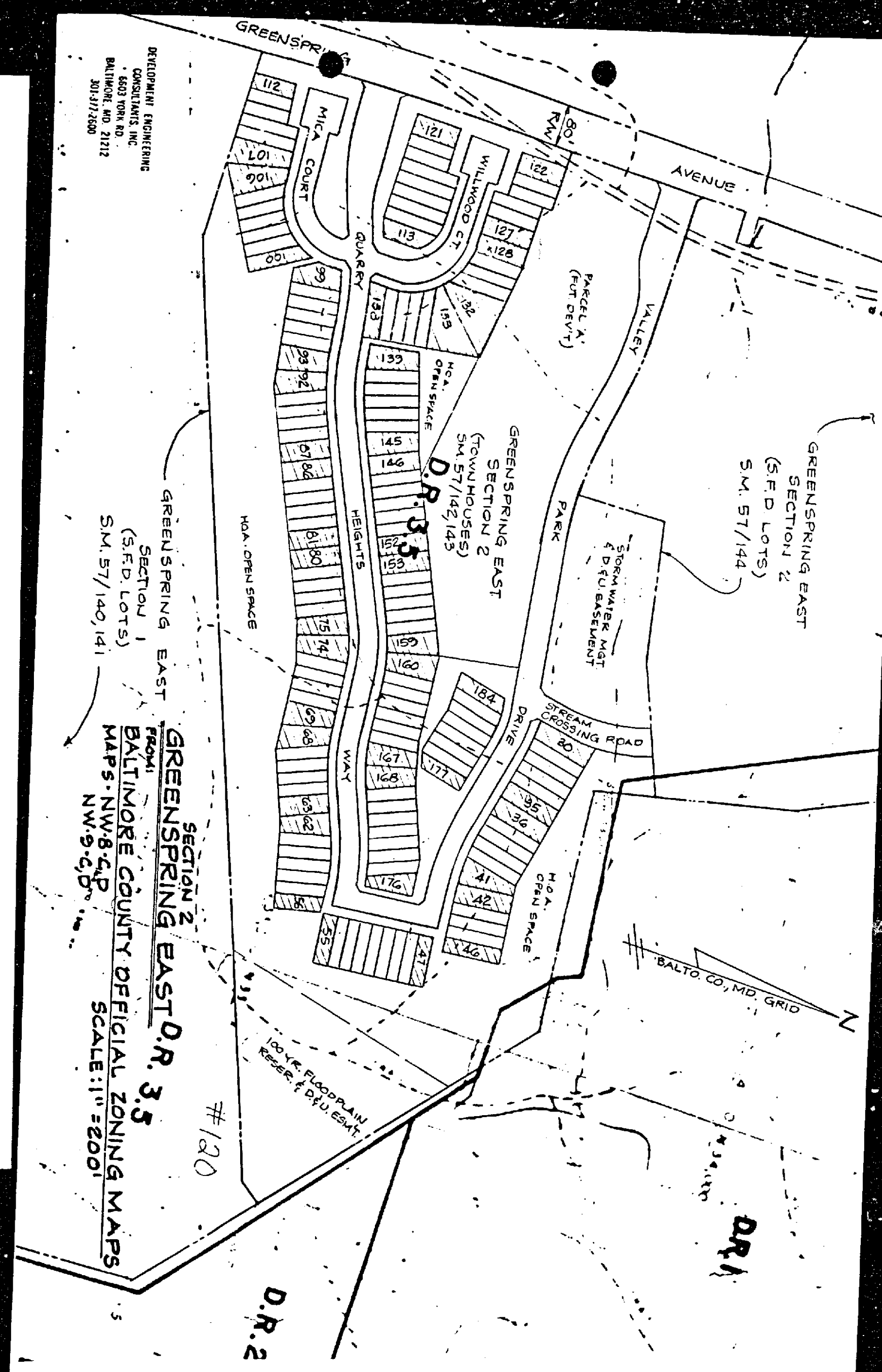
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petition for Zoning Variance  
CASE NUMBER: 89-225-A  
E/S Greenspring Avenue, 1800' S of Old Court Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Diversified Cradock Estates Limited Partnership  
Contract Purchaser(s): The Ryland Group, Inc.  
HEARING SCHEDULED: WEDNESDAY, DECEMBER 14, 1988 at 9:00 a.m.

Variance to permit building separation of 25 ft. in lieu of the required 30 ft. for building heights between 25 and 30 ft. for "Greenspring East-Section 2" (Lots #30,35,36,41,42,46,47, 55,56,74,75,80,81,86,87, 92,93,99,100,106,107,112,113,121,122,127,128,132,133,136,139,145, 146, 152,153,159,160,167,168,176,177,184)(total =42 lots); and to permit building separation of 22 ft. in lieu of the required 30 ft. for building heights between 25 and 30 ft. for "Greenspring East-Section 2 (Lots #62,63,68,69) (Total = 4 Lots).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: Mr. Ellwood Sinsky  
Mr. Michael R. Brodsky  
Thomas J. Dolina, Esq.  
File

\*NOTE:  
IF PHASE II OF THE SNOW  
EMERGENCY PLAN IS IN EFFECT  
IN BALTIMORE COUNTY BY 6:30  
a.m. ON THE DATE OF THE  
ABOVE HEARING, SUCH HEAR-  
ING WILL BE POSTPONED AND  
TENTATIVELY RESCHEDULED  
FOR THURSDAY, JANUARY 12,  
1989. PLEASE TELEPHONE  
DECKET CLERK AT 494-3391  
or 887-3391 TO CONFIRM DATE.



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

J. Robert Haines  
Zoning Commissioner  
Date: December 6, 1988  
Pat Keller, Deputy Director  
Office of Planning and Zoning  
Diversified-Greenspring Ave.  
SUBJECT: Zoning Petition No. 89-225

The distance separation between dwelling units is a critical visual factor in providing quality, aesthetically pleasing housing. The separation distance of 30 feet should be provided, however, in no instance should the distance be less than 20 feet. The CRG for this project was approved on 6/12/86.

PK/sf

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief  
J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: Diversified - Greenspring Avenue Ltd. Partnership  
Contract Purchaser - The Ryland Group, Inc. Balto. Division  
Location: E/S Greenspring Avenue, 1800' S of c/1 of Old Court Road  
Item No.: 120 Zoning Agenda: Meeting of 10/4/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or        feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at        EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John E. Dwyer 10-3-88  
Special Inspection Division  
Noted and Approved: John E. Dwyer  
Fire Prevention Bureau

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

December 6, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: odo

Thomas J. Dolina, Esquire  
Power and Moore  
21 West Susquehanna Avenue  
Towson, Maryland 21204

RE: Item No. 120, Case No. 89-225-A  
Petitioner: Diversified-Greenspring Ave.  
Ltd. Partnership/Legal Owner  
Ryland Group, Inc./Contract Purchaser  
Petition for Zoning Variance

Dear Mr. Dolina:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of plans that may have a bearing on this case. Director of planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
James E. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: W. Duvall & Associates, Inc.

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
494-3554

October 28, 1988

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 107, 112, 115, 116, 117, 118, 119, 120, 122, 123, 125, 126, and 127.

Very truly yours,

Michael S. Flanagan  
Michael S. Flanagan  
Engineering Associate

89-225-A

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of October, 1988.

Petitioner: Diversified-Greenspring Ave. ZONING COMMISSIONER  
Petitioner: Ltd. Partnership/L.O.  
Attorney: Ryland Group, Inc./C.P.  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
Robert A. McFarland Esq. 21 W. Susquehanna Ave. Towson, MD 21204  
Ellwood A. Sinsky 214 J. J. Valley Rd. Towson, MD 21204  
Mark Arisman 111 Ryland 1300 York Rd. Towson, MD 21204  
Sam Shockey DEC - 660 York Rd 21212



GREENSPRING EAST  
SECTION 2 PLAT 3

VALLEY PARK  
DRIVE

PARCEL 'A'  
FOR FUTURE DEVELOPMENT  
3209 AC±

WILLWOOD COURT

QUARRY HEIGHTS

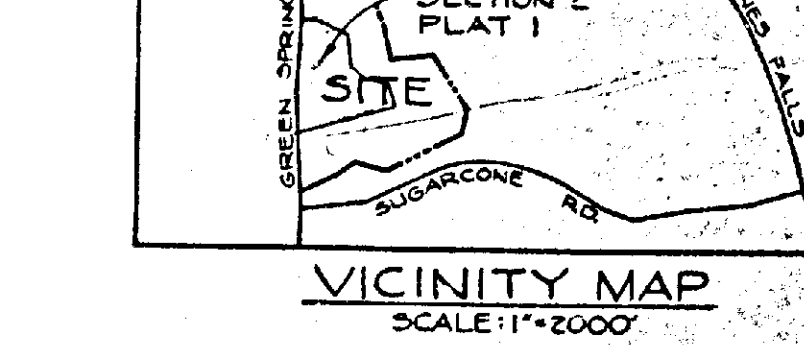
MICA COURT

QUARRY

PLAT TO ACCORD WITH GREENSPRING EAST SECTION 2 PLAT 3

SIGNED FOR BOUNDARY LINE ONLY  
2-2-21  
PROPERTY LINE SURVEYOR REG. NO. DATE

OWNER/DEVELOPER  
DIVERSIFIED GREENSPRING AVENUE LIMITED PARTNERSHIP  
GENERAL PARTNER - D I A GREENSPRING AVENUE, INC.  
2416 VELVET VALLEY WAY  
DALLAS, TEXAS 75246



**VICINITY MAP**  
SCALE 1"=2000'

THE LOCATION OF ALL ROADS, DRAINAGE AND UTILITY EASEMENTS HAVE BEEN DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER.

*William D. Davis*

DENSITY CALCULATIONS		
	THIS PLAT	TOTAL
GRASSY AREA	19.263 AC±	71.711 AC±
HIGHWAY DEDICATION	0.640 AC±	1.532 AC±
NET AREA	18.613 AC±	70.279 AC±
ZONING	S-5	
LOTS PERMITTED	35 X 17.623' = 67.42	281 X 17.623' = 4951.24
LOTS PROPOSED	62 TOWNHOUSES 50 MID-RISE	310
GRASSY DENSITY	162 X 19.263' = 3120.41	310 X 71.711' = 22230.31
NET DENSITY	102 X 18.613' = 1900.53	310 X 70.279' = 21787.59
OPEN SPACE REQUIRED	162 X 0.003' = 0.477 AC±	310 X 0.003' = 0.930 AC±
OPEN SPACE PROPOSED	15.781 AC±	17.861 AC±

GREENSPRING EAST SECTION 1, PLAT 2

N52750

1"=500'

PAID BY THE OWNER  
MAY 5, 1968 \$14.00  
DATE DEC. 29 1967

*James R. Davis*  
CIVIL ENGINEER

**SECTION 2, PLAT 1**  
**GREENSPRING EAST**

0"=50' ELECTION DISTRICT

BALTIMORE COUNTY, MD.

DATE: MARCH 14, 1967

#120

**GREENSPRING EAST SECTION 2 PLAT 2**

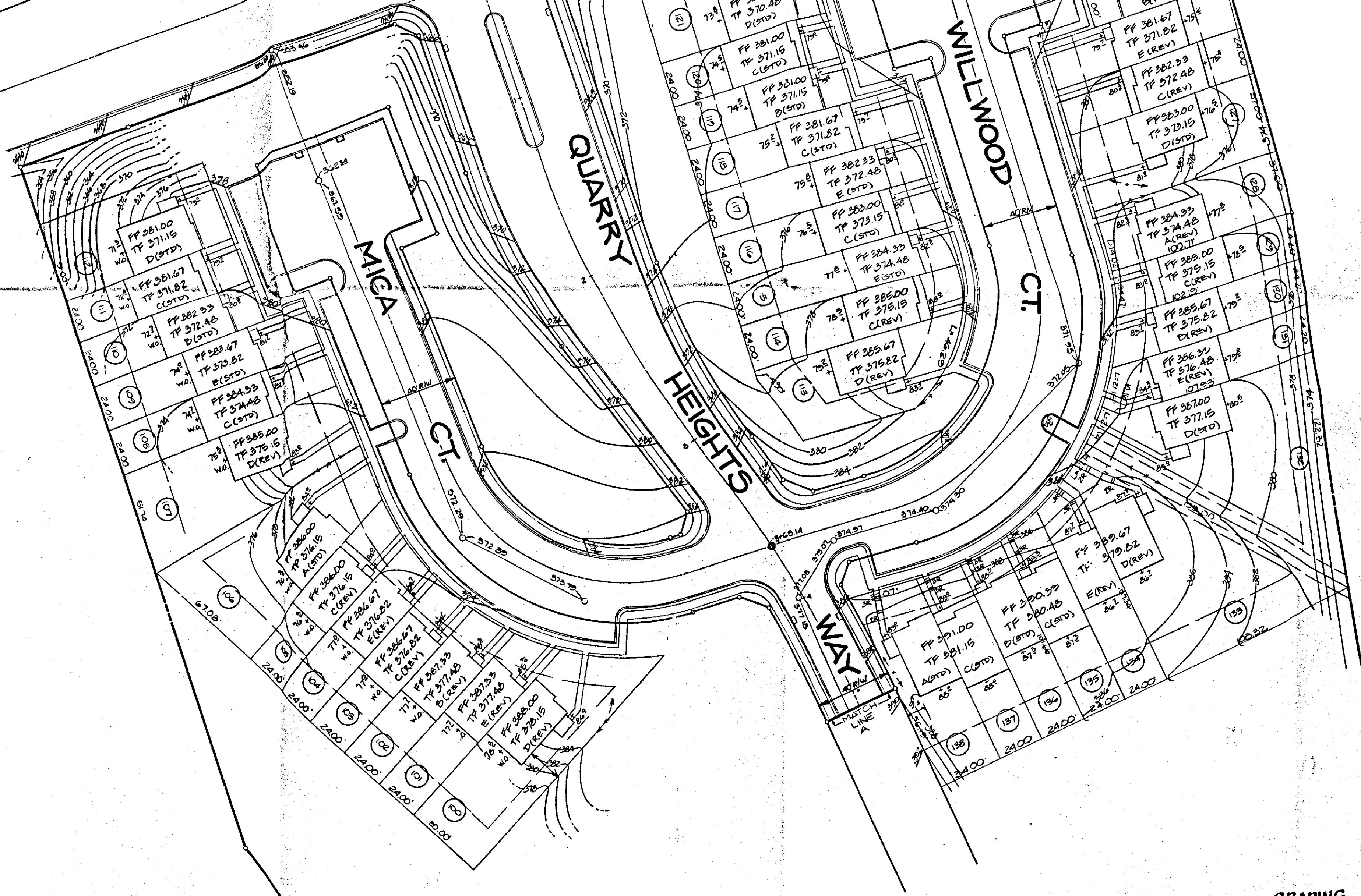
**VICINITY MAP**  
SCALE 1"=1000'

**CURVE DATA**

FROM TO	RADIUS	DELTA	LENGTH	TAN	CHORD	CHORD BEAR
109 110	138.00	0° 20' 14"	5.91	1.17	1.17	N 68° 10' 00" E
142 143	62.50	0° 15' 48"	2.52	1.22	2.51	N 08° 00' 00" E
143 147	152.70	0° 12' 14"	14.54	7.28	14.34	N 08° 00' 00" E
140 226	271.62	3° 55' 52"	17.50	66.82	17.00	N 04° 56' 45" W
131 139	525.00	1° 43' 12"	19.27	98.47	18.83	N 04° 17' 30" W
104 104	104.00	18° 00' 00"	12.00	20.90	12.00	N 00° 00' 00" W
104 107	520.00	18° 00' 00"	12.50	21.27	12.50	N 01° 00' 00" W
114 115	117.00	18° 00' 00"	14.15	27.17	14.88	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
111 110	110.00	17° 59' 55"	11.01	24.85	11.44	N 01° 10' 00" E
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
117 117	117.00	18° 00' 00"	14.15	27.17	14.88	N 08° 00' 00" W
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
111 110	110.00	17° 59' 55"	11.01	24.85	11.44	N 01° 10' 00" E
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
117 117	117.00	18° 00' 00"	14.15	27.17	14.88	N 08° 00' 00" W
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
111 110	110.00	17° 59' 55"	11.01	24.85	11.44	N 01° 10' 00" E
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
117 117	117.00	18° 00' 00"	14.15	27.17	14.88	N 08° 00' 00" W
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
111 110	110.00	17° 59' 55"	11.01	24.85	11.44	N 01° 10' 00" E
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02° 00' 00" E
117 117	117.00	18° 00' 00"	14.15	27.17	14.88	N 08° 00' 00" W
121 121	121.00	20° 00' 00"	11.42	24.70	11.70	N 08° 00' 00" W
101 102	320.00	18° 00' 00"	11.70	24.82	11.70	N 08° 00' 00" W
102 102	128.00	20° 00' 00"	11.74	25.37	11.74	N 02°



GREENSPRING AVENUE



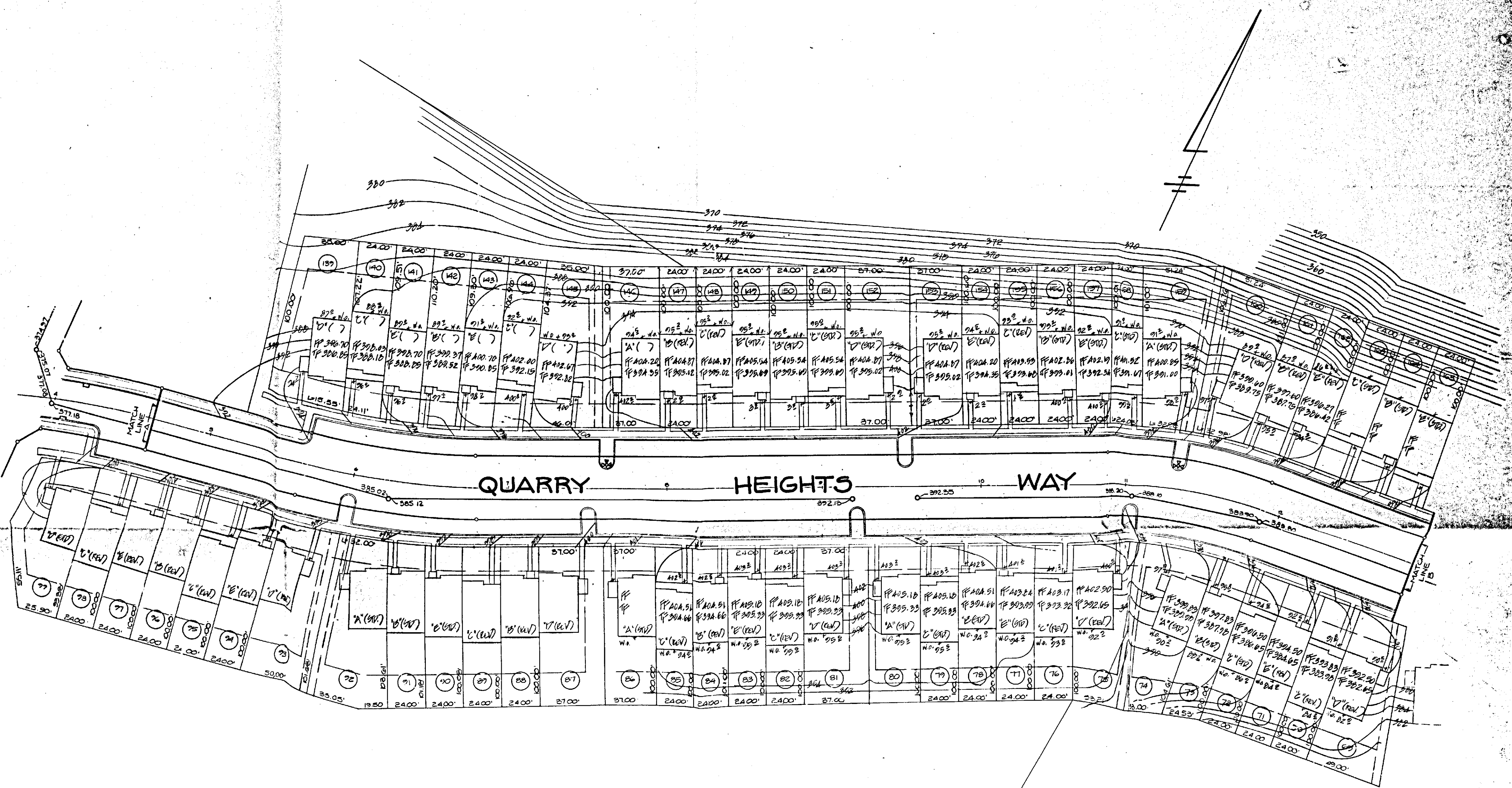
PETITIONER  
EXHIBIT 2

DATE	REVISIONS

DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND

GRADING PLAN  
**GREENSPRING EAST**  
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.

SHEET 1	DATE 2-15-88	CONTRACT NUMBER 87-146
OF 5	SCALE 1"=50'	



PETITIONER  
EXHIBIT 2

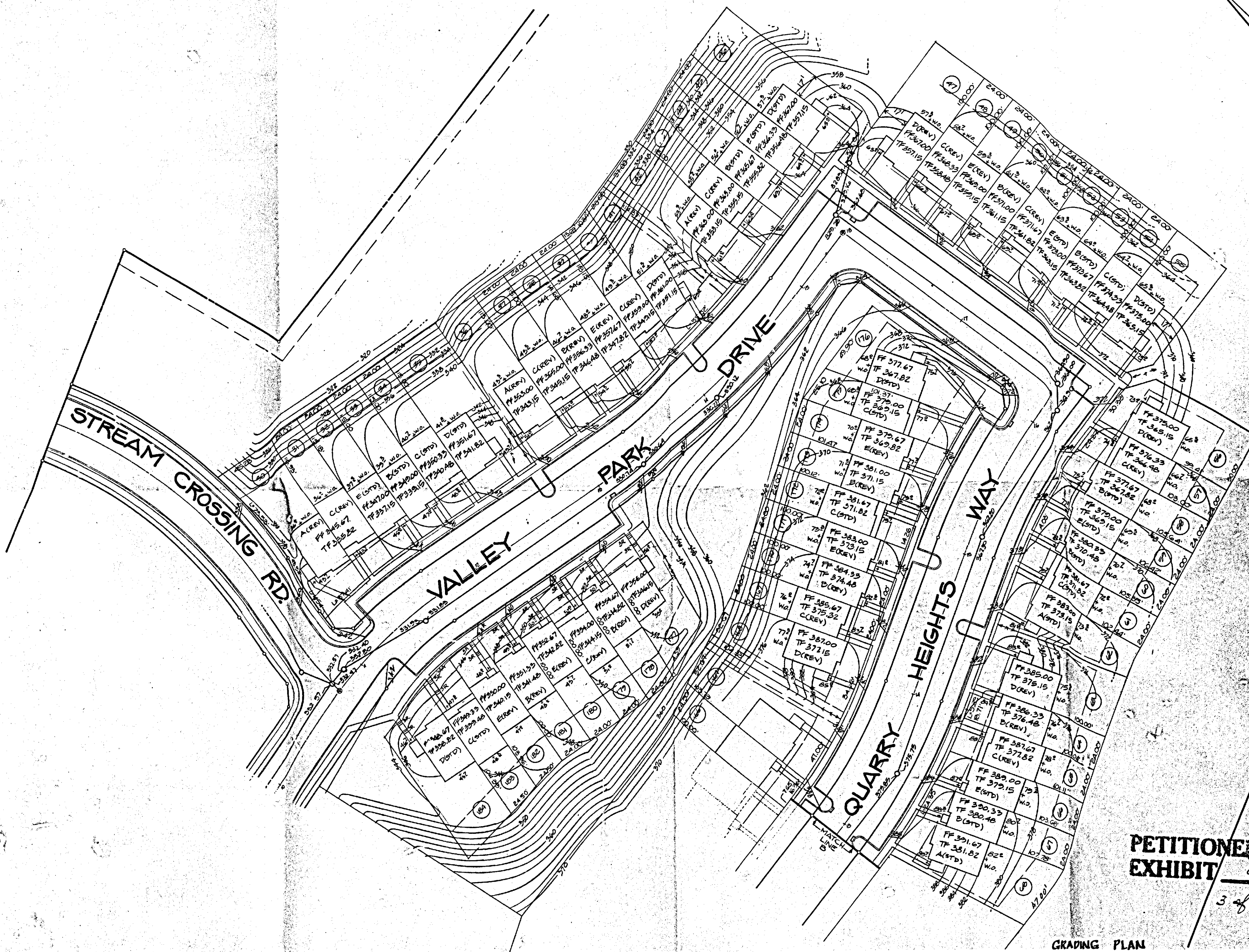
DATE	REVISIONS

DEVELOPMENT ENGINEERING CONSULTANTS, INC.  
BALTIMORE SITE ENGINEERS & SURVEYORS MARYLAND

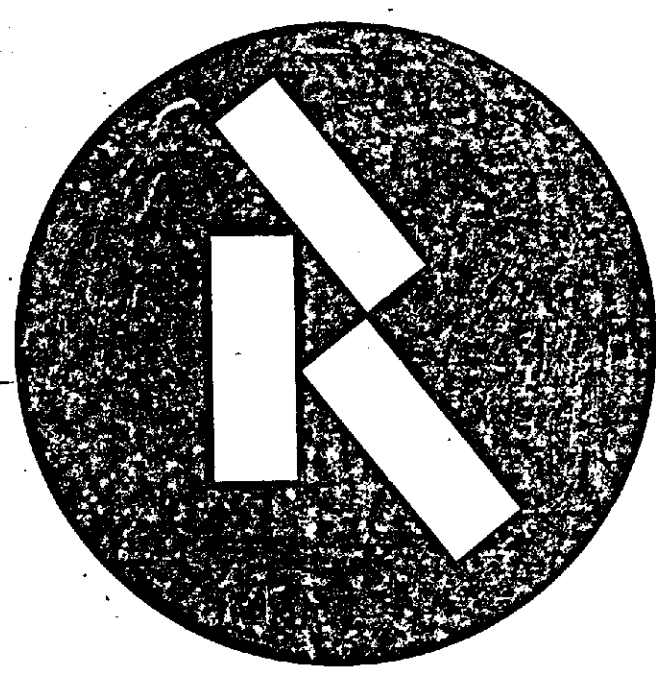
GRADING PLAN  
**GREENSPRING EAST**  
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.

SHEET 2	DATE 2-15-88	CONTRACT NUMBER 87-146
OF 5	SCALE 1"=50'	

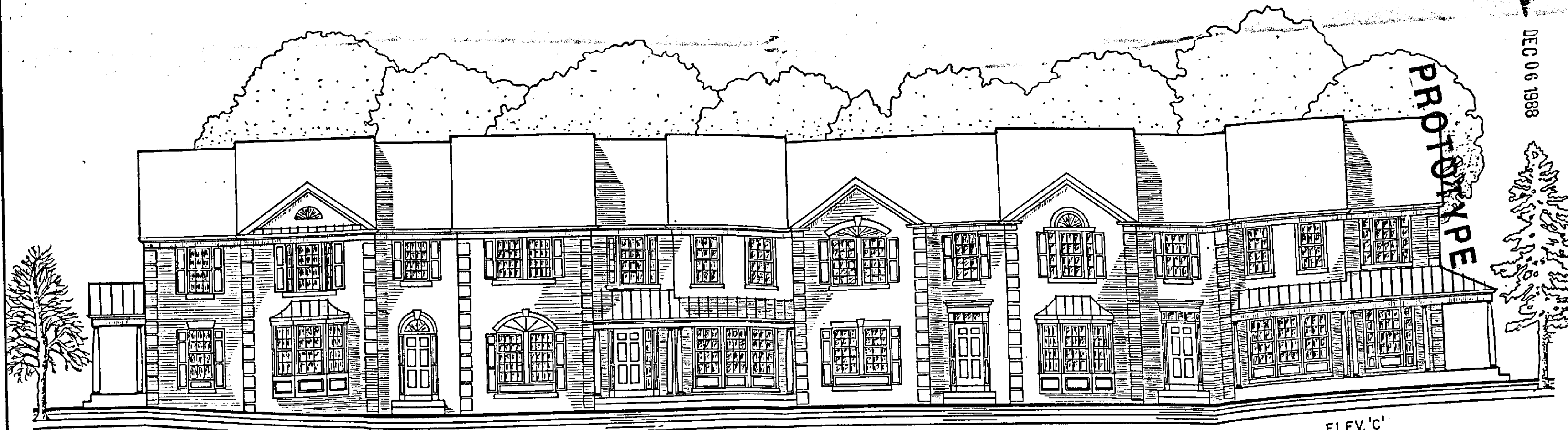




DATE	REVISIONS	DEVELOPMENT ENGINEERING CONSULTANTS, INC.	GREENSPRING EAST	SHEET 3 OF 3	DATE	CONTRACT
		BALTIMORE SITE ENGINEERS & SURVEYORS	54 <sup>th</sup> ELECTION DISTRICT		SCALE	NUMBER
		MARYLAND	BALTIMORE COUNTY, MD.		1" = 50'	ST-142



# THE RYLAND GROUP, INC.



THE PRESIDENTIAL SERIES

PETITIONER EXHIBIT 3